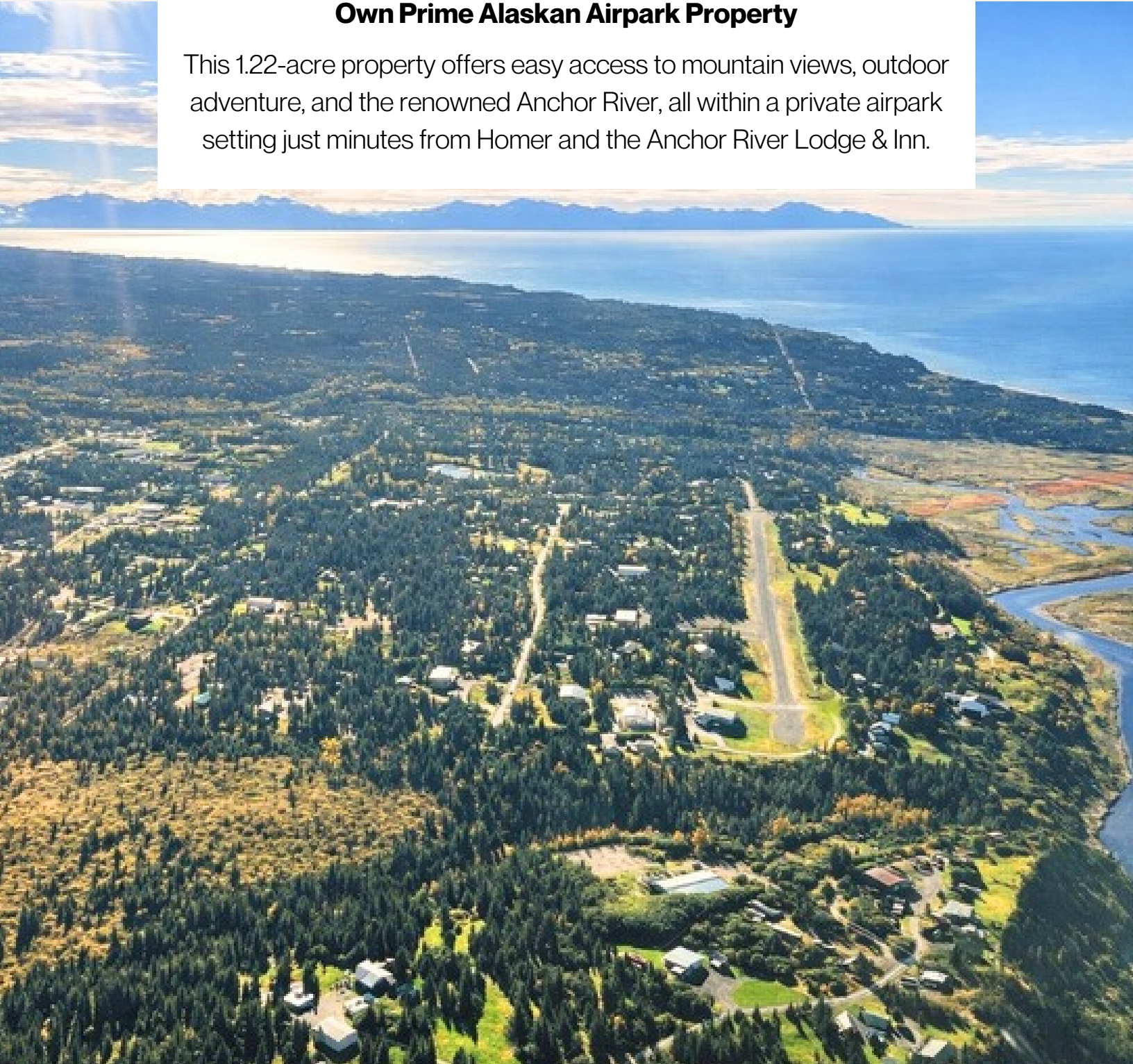


OFFERED FOR SALE
SSS COMMERCIAL REAL ESTATE

72715 Kingair Avenue Anchor Point, Alaska 99556

Own Prime Alaskan Airpark Property

This 1.22-acre property offers easy access to mountain views, outdoor adventure, and the renowned Anchor River, all within a private airpark setting just minutes from Homer and the Anchor River Lodge & Inn.



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Anchorage | Mat-Su | Statewide

Disclaimer

SSS Commercial Real Estate

The information contained herein has been obtained from the Municipality of Anchorage, Mat-Su Borough, and other public and private sources deemed reliable; however, its accuracy is not warranted or guaranteed.

The owner and Stewart Smith of SSS Commercial Real Estate make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information contained herein. This includes, but is not limited to, square footage, land size, lease terms, financial information, rental income, equipment lists, inventory, and other related data.

This offering is subject to errors, omissions, prior sale or lease, and withdrawal from the market at any time without notice.

This packet is solely the property of Stewart Smith of SSS Commercial Real Estate and is intended for the recipient's use in evaluating the subject property.



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Anchor River Airpark CC&Rs

72715 Kingair Ave. Anchor Point, Alaska 99556

Legal:

T 4S R 15W SEC 34 SEWARD MERIDIAN HM
0940047 ANCHOR RIVER AIR PARK SUB UNIT
2 LOT 21

Property Size:

1.22 acres (53,143 sq. ft.)

Airpark Lot 21 at Anchor River:

Fly in or drive to this slice of Alaskan paradise! This 1.22-acre airpark lot at Anchor River Air Park (AK00) offers a rare opportunity to own prime real estate in one of the most scenic locations in the state. Conveniently located at 72715 Kingair Ave, this property is just a short taxi or walk to the bluff, where you can soak in breathtaking views of Mount Iliamna, Mount Redoubt, Mount Augustine, and Lower Cook Inlet's deep blue waters.

Prime Location & Airpark Features:

- **Established Airpark-** Anchor River Air Park has existed for over 40 years and features a 2,500' x 75' runway (16-34, Elevation 120), with real-time weather updates via FAA Weather Cams.
- **Ideal Proximity** – Just 20 minutes from Homer, AK, and less than a mile from the world-famous Anchor River Lodge & Inn.
- **Winter & Summer Access** – The runway is maintained in winter for ski operations and is regularly serviced in the summer, primarily through volunteer efforts.



Key Property Features:

- **Ready for Takeoff** – The entry gate and driveway have already been installed.
- **Utilities Available** – Natural gas, electricity, and community septic system hookups are available for a one-time fee to the HOA.
- **Private & Secluded** – Surrounded by mature trees for privacy.
- **Adventure Awaits** – Just a short hike to the world-class Anchor River, renowned for salmon, Dolly Varden, and late-run steelhead trout fishing.
- **HOA Benefits** – The current HOA dues are \$340/year, with an anticipated increase to \$375 in 2025/2026 per approval at the HOA annual meeting. Dues cover runway maintenance and provide shared septic system hookup, offering significant cost savings.

**A private well and septic will be needed, with area wells averaging around 100 feet deep.*

PRICE: \$130,000

72715 Kingair Ave. Anchor Point, Alaska 99556

Anchor River Air Park HOA:

This property is part of the Anchor River Air Park Owners Association (PO Box 913, Anchor Point, AK 99556). The HOA enforces common-sense land ownership rules to maintain the integrity and value of the community.

Some key guidelines include:

- No commercial operations from the runway, eliminating liability concerns.
- Exterior construction must be complete, but there is no deadline for completing the interior finishes.
- No living in conex containers, no blue tarps, and no unfinished buildings are allowed after the initial construction period.
- Pets must be kept on a leash.

The HOA is managed by a five-member board (President, Vice President, Secretary, Architectural Committee Member, and Director-at-Large). The community consists of approximately 34 lots owned by both pilots and non-pilots.

Flight & Aviation Perks:

- Only 8 minutes to Ninilchik and 10 minutes to Homer, offering AvGas and aircraft maintenance at both locations.
- The runway is well-maintained year-round, ensuring ease of access in all seasons.



Lot 21 is level, heavily wooded, and includes a gated entrance and a gravel pad, making it a turnkey-ready investment for aviation enthusiasts or anyone seeking a private retreat in Alaska's untouched wilderness.

Don't miss this opportunity to own a piece of aviation history and Alaskan beauty!



Residential lots, Mt. and inlet views



Shoreline and Cook Inlet waters



On-site visit 9.28.2025



Wide view down the gravel runway, lined with spruce trees



Vehicle entrance Anchor River



Active runway Anchor River Airpark



Kingair Ave. frontage with year-round road access to property



Gravel road leading toward 72715 Kingair



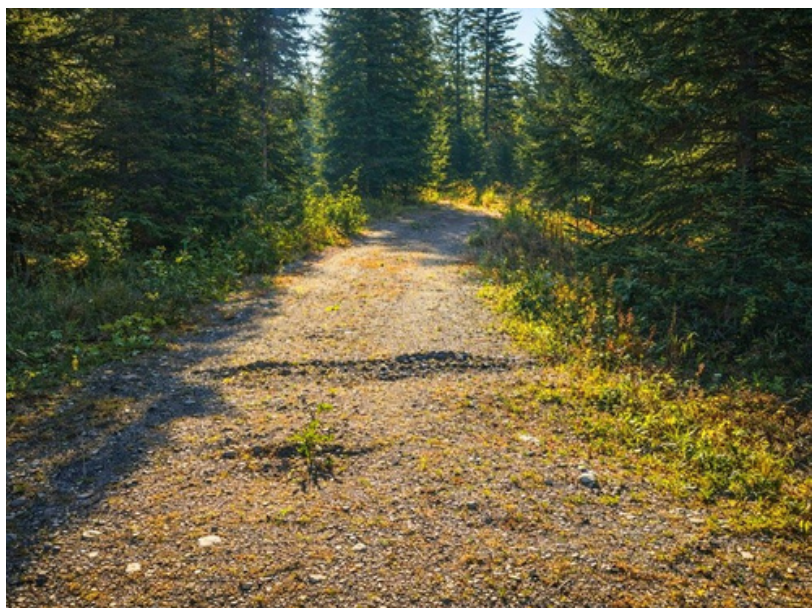
Corner view near lot entrance



Cleared section of lot ready to build

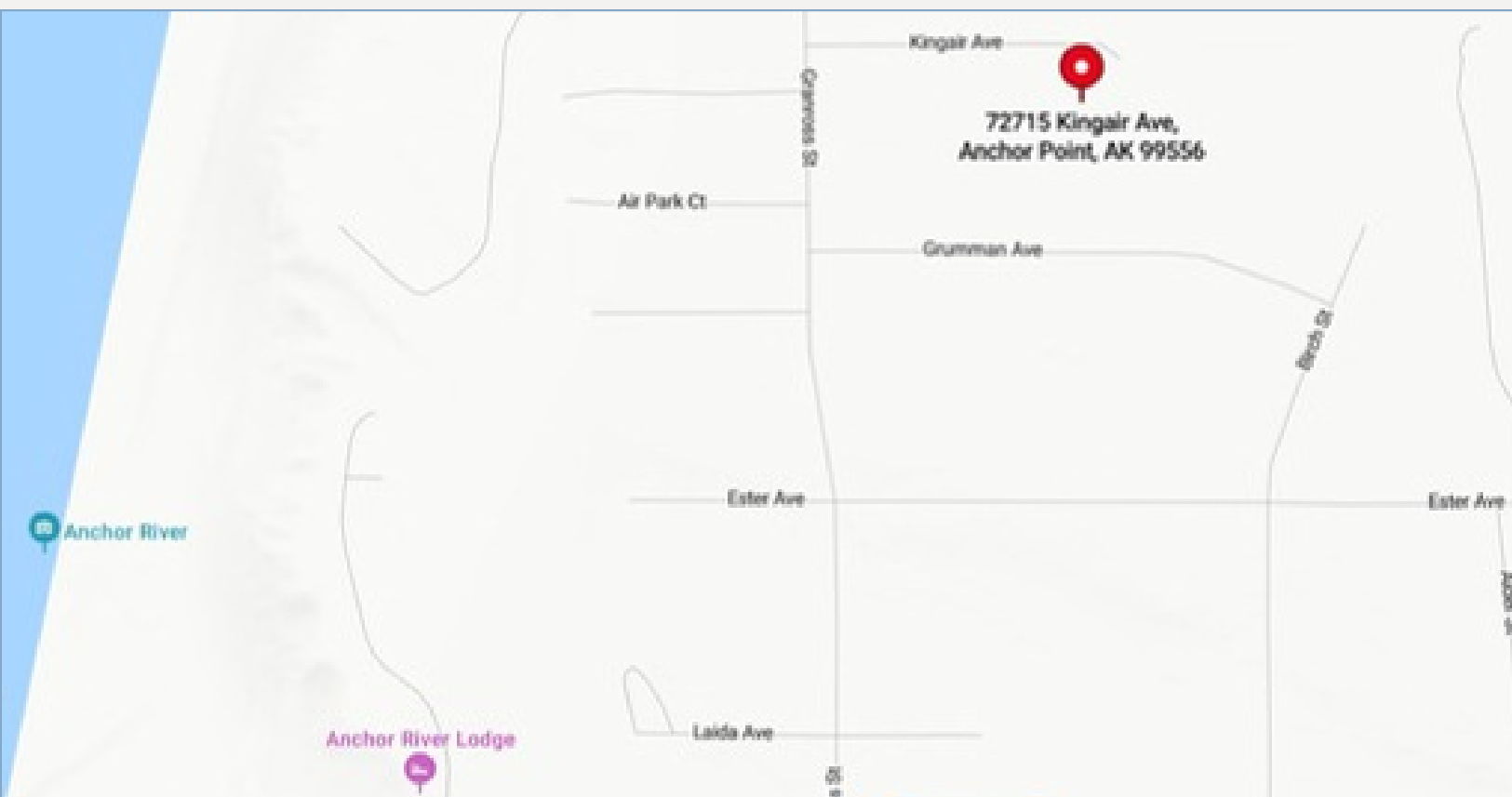
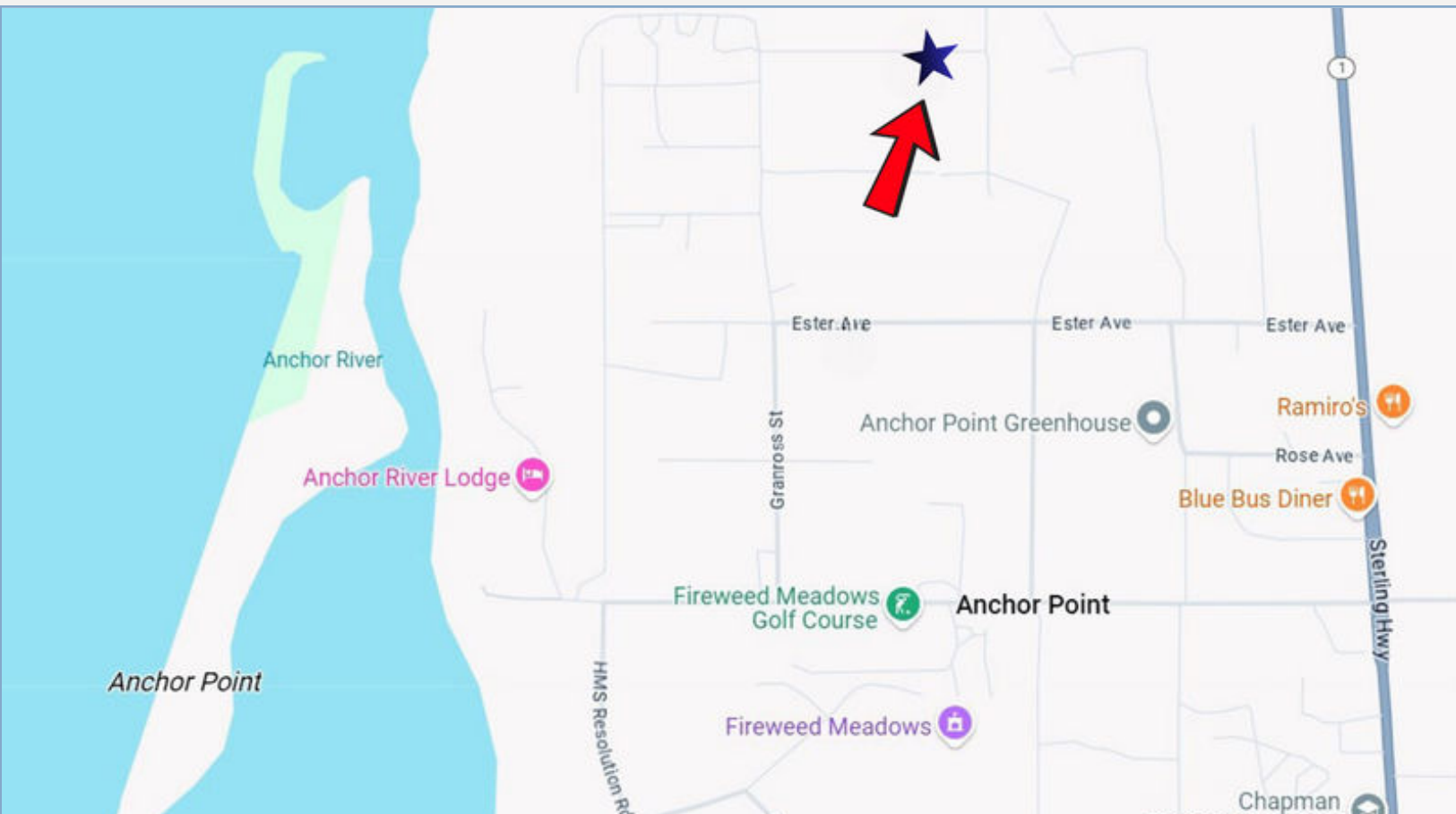


Interior view with mix of open space and surrounding spruce

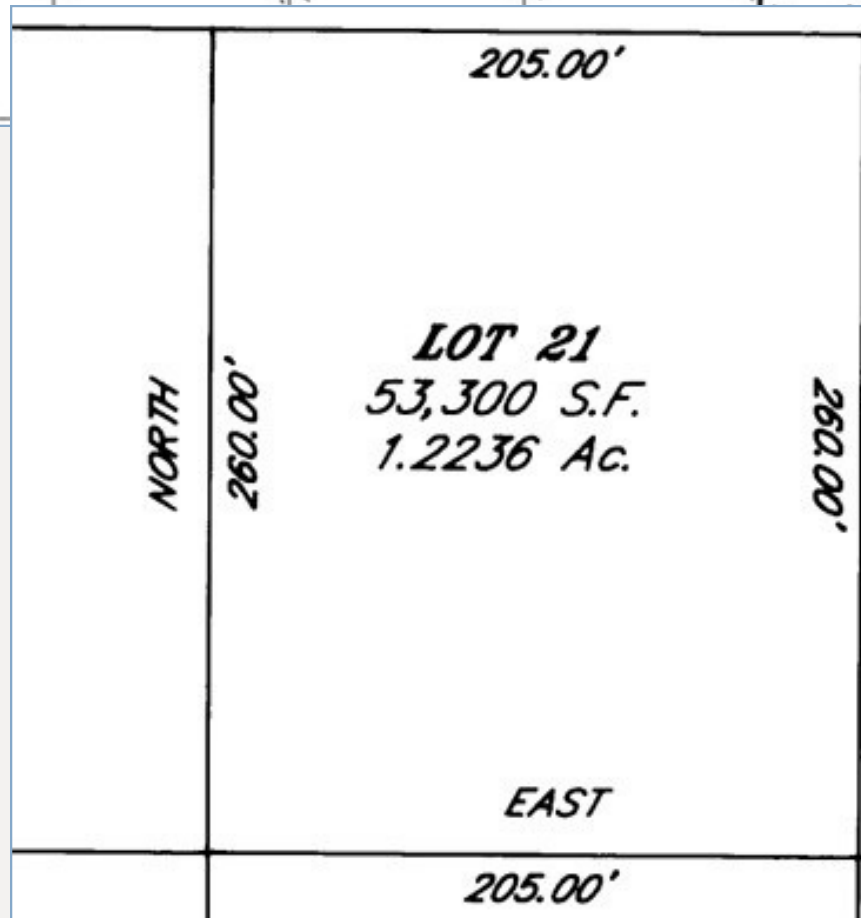
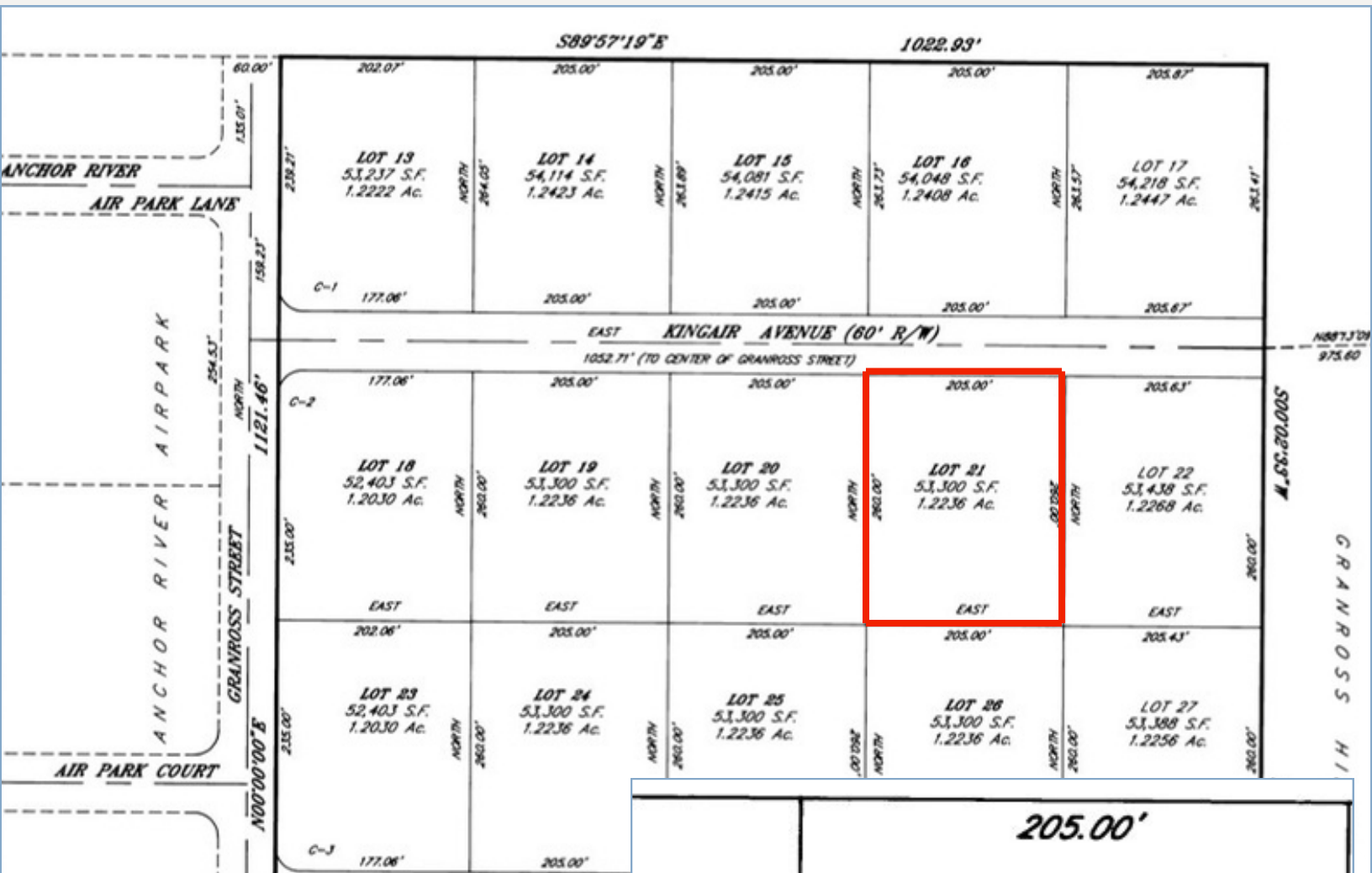


Wooded portion of the lot offering privacy and natural cover

Location Map



Plat Map





Stewart Smith

BROKER | REALTOR®

SSS Commercial Real Estate

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Suite B PMB 727

Wasilla, Alaska 99654

✉ stewart@stusell.com

☎ 907-727-8686

A Slice of Aviation History

Only at Anchor River Airpark

IN THE HOMER RECORDING DISTRICT

DECLARANT'S AMENDMENT TO ADD PHASE II

TO THE DECLARATION FOR

ANCHOR RIVER AIRPARK
(A Planned Community)

On June 1, 1994, Declarant, JACOBS, KYLLONEN JOINT VENTURE, recorded the Declaration for Anchor River Airpark (A Planned Community) in Book 233, Page 698, records of the Homer Recording District, Third Judicial District, State of Alaska. The Declaration applied to property described as:

Lots One (1) through Twelve (12), Lots Thirty-four (34) through Thirty-nine (39), and Tracts A, B, C, and D, ANCHOR RIVER AIR PARK, according to Plat No. 94-23, records of the Homer Recording District, Third Judicial District, State of Alaska.

Phase I of Anchor River Airpark has been completed. The purpose of this amendment is to add the 20 Phase II Units to Anchor River Airpark and to make necessary amendments to the Declaration to provide for operation of the Community Septic System to serve the Units in Phase II.

SECTION 1. By this amendment, pursuant to Declarant's reserved rights under Article VIII of the Declaration, Declarant adds to Anchor River Airpark and the Anchor River Airpark Owners Association twenty Units described as follows:

Lots Thirteen (13) through Thirty-two (32), ANCHOR RIVER AIR PARK, according to Plat No. 94-47, records of the Homer Recording District, Third Judicial District, State of Alaska.

SECTION 2. Attached to this amendment are amended Exhibits "B" and "C", the Table of Allocated Interests and the Development Plan, respectively.

SECTION 3. Article I, the Definitions article of the Declaration, is hereby amended to add a new definition numbered Section 1.32 to read as follows:

Section 1.32. - Community Septic System. The system of pipes, tanks, and drainfields that provides for the disposal of septic effluent from Lots 13-32, Anchor River Airpark.

SECTION 4. Article VII, the Maintenance, Repair and Replacement article of the Declaration, is hereby amended to add a new Section 7.6 to read as follows:

Section 7.6 - Community Septic System. The Association owns and operates a Community Septic System that serves Lots 13-32. In accordance with lender requirements, and specifically HUD Handbook 4075.12, Central Water and Sewer Systems, for so long as Units are attached to Community Septic System, the Association assumes the responsibility for and guarantees the continuous service of the Community Septic System to Lots 13-32 at a reasonable service rate. The Community Septic System shall not be leased to any other entity for operation of the system. Assessments based on the cost of operating the Community Septic System shall be disbursed only in payment for expenses of this system. Any local, state or federal approvals required to be provided for operation of the system will be so provided and paid for by the Association. Any individual need for septic system certification shall be the sole responsibility of the requesting Unit Owner. Association expenses related to operation of the septic system are a Common Expense to be paid for equally by the Unit Owners of Lots 13-32.

SECTION 5. Article XVIII, the Assessment and Collection of Common Expenses article of the Declaration, is hereby amended by the addition of a new Section 18.12 to read as follows:

SECTION 18.12 - Nonpayment of Septic System Assessments. The Association may suspend service of the Community Septic System to any Unit for nonpayment of assessments for the Community Septic System for the period of time those assessments remain unpaid, however, septic system service shall be promptly restored when payment of the assessment is made.

All other provisions of the Declaration not expressly amended hereby remain in full force and effect, unless amendment must be implied to obtain consistency with the Amendment.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed this 12 day of December, 1994.

DECLARANT: JACOBS KYLLONEN JOINT VENTURE

BOLES & JACOBS, INC.

Jim Jacobs
JIM JACOBS, President
P.O. Box 49
Anchor Point, Alaska 99556

ANCHOR LAND CORPORATION

Jim Jacobs
JIM JACOBS, President
P.O. Box 49
Anchor Point, Alaska 99556

H.V. Kyllonen
H.V. KYLLONEN
P.O. Box 49
Anchor Point, Alaska 99556

Return to

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6th day of December, 1994, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared JIM JACOBS, to me known, and known to me to be the person who signed the foregoing instrument, and he acknowledged to me that he signed the same in his capacity as President of BOLES & JACOBS, INC., and President of ANCHOR LAND CORPORATION, for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Don K. Pitt
Notary Public in and for Alaska
My commission expires: July 17, 1998

///



STATE OF ALASKA)
) ss
 THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 12 day of December, 1994, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared H.V. KYLLONEN, to me known, and known to me to be the person who signed the foregoing instrument, and he acknowledged to me that he signed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Maunton Pave
 Notary Public in and for Alaska
 My commission expires: 7-30-98



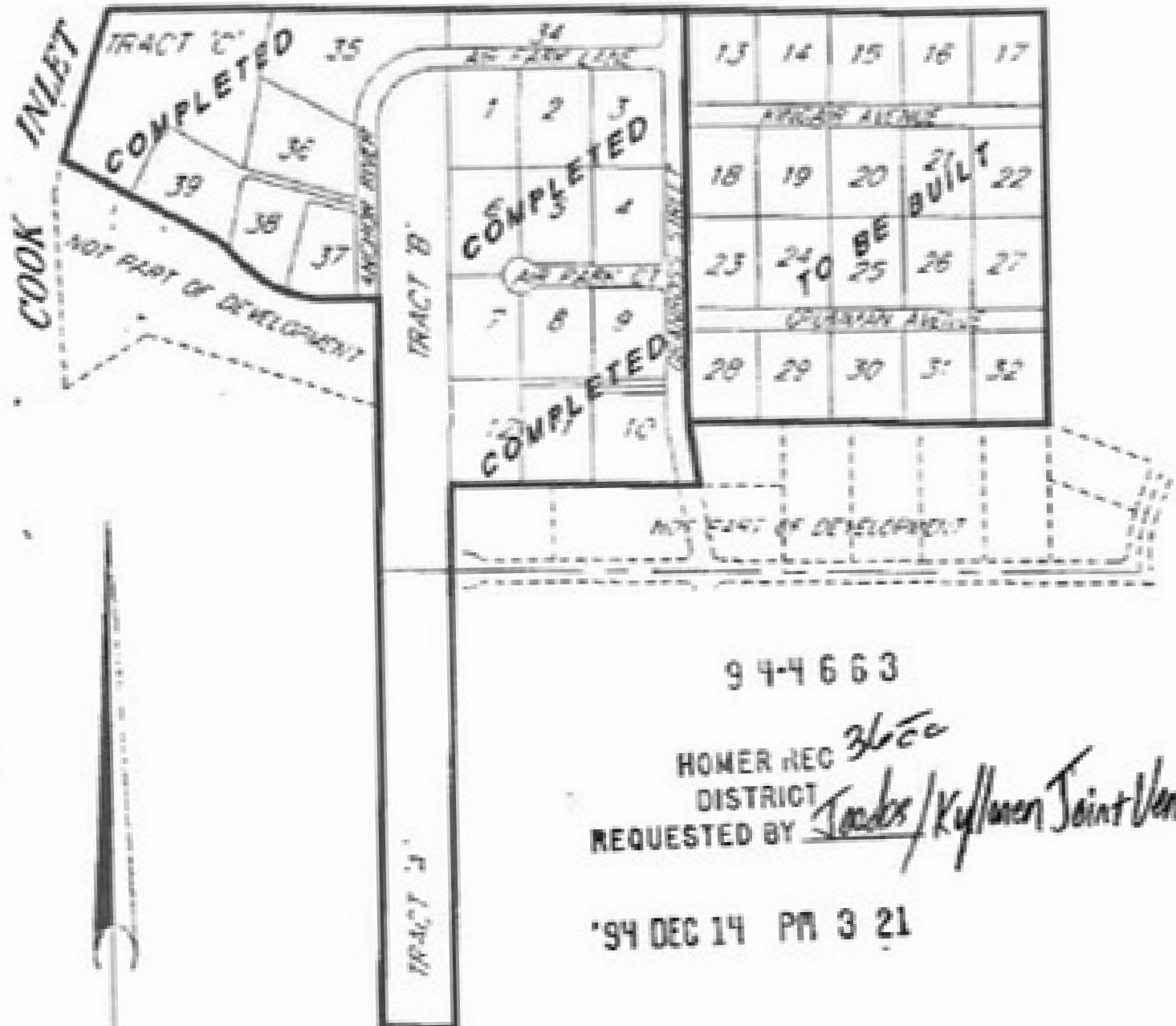
AMENDED EXHIBIT "B"
 to
 D E C L A R A T I O N
 for
 ANCHOR RIVER AIRPARK
 Table of Allocated Interests

<u>Unit No.</u>	<u>Percentage Share of Common Expense Liability</u>	<u>Votes In Association</u>
Lot 1	2.63%	1
Lot 2	2.63%	1
Lot 3	2.63%	1
Lot 4	2.63%	1
Lot 5	2.63%	1
Lot 6	2.63%	1
Lot 7	2.63%	1
Lot 8	2.63%	1
Lot 9	2.63%	1
Lot 10	2.63%	1
Lot 11	2.63%	1
Lot 12	2.63%	1
Lot 13*	2.63% (5%)	1
Lot 14*	2.63% (5%)	1
Lot 15*	2.63% (5%)	1
Lot 16*	2.63% (5%)	1
Lot 17*	2.63% (5%)	1
Lot 18*	2.63% (5%)	1
Lot 19*	2.63% (5%)	1
Lot 20*	2.63% (5%)	1
Lot 21*	2.63% (5%)	1
Lot 22*	2.63% (5%)	1
Lot 23*	2.63% (5%)	1
Lot 24*	2.63% (5%)	1
Lot 25*	2.63% (5%)	1
Lot 26*	2.63% (5%)	1
Lot 27*	2.63% (5%)	1
Lot 28*	2.63% (5%)	1
Lot 29*	2.63% (5%)	1
Lot 30*	2.63% (5%)	1
Lot 31*	2.63% (5%)	1
Lot 32*	2.63% (5%)	1
**		

* Starred lots are on the community septic system and will share equally the common expense assessment for operation of it.

** There is no Lot 33.

Lot	34	2.63%	1
Lot	35	2.63%	1
Lot	36	2.63%	1
Lot	37	2.63%	1
Lot	38	2.63%	1
Lot	39	2.63%	1



94-4663

HOMER REC ³⁶⁰⁰
DISTRICT
REQUESTED BY Jacobs/Kyllonen Joint Venture

'94 DEC 14 PM 3 21

Twp. 45 Rge. 15W

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft

ANCHOR RIVER AIRPARK DEVELOPMENT PLAN